

PRIME RETAIL SHOP & PREMISES A1/A3 TO LET

Immediately Available Due To Abortive Negotiations
800 - 1,520 sq ft



66 HIGH STREET • GODALMING • SURREY • GU7 1DU

LOCATION:

The property is situated in a prime position on the north side of this busy thoroughfare close to the main car park at Crown Court and within 10 minutes of the main line railway station to London Waterloo. Godalming High Street features numerous multi-national and independent retailers, together with a wealth of restaurants and national coffee shops.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION:	The premises comprise a lock-up shop in one of the most prominent town centre locations in Godalming High Street, close to all amenities and available to be let on an immediate basis.		
ACCOMMODATION:	(all areas net and approx)		
	Ground Floor:		
	Sales/Storage Area:	800 - 1520 sq ft	
	WC facilities		
	Total	1,520 sq ft (141 sq m)	
TERMS:	The entire demise is available to be let by way of a new lease for a term to be agreed at a quoting rent of £38,500.00 per annum exclusive or, alternatively a reduced area of circa 800 sq ft available at £30,000.00 per annum exclusive.		
RENT:	£30,000.00 - £38,500.00 per annum exclusive.		
VAT:	The premises are not elected for VAT.		
LEGAL COSTS:	Each party to bear their own professional and legal costs.		
RATES:	Description:	Shop & Premises: A1/A3	
	Rateable Value:	£34,250.00	
	Rates Payable:	£16,885.25 per annum approx: for the	
		2019/20 financial year (for the whole or pro-rata)	
VIEWING:	Strictly by prior appointment through the Sole Agents:		



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NOTE:

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